

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
June 13 & 14, 2012

June 13, 2012: Committee Site Visits

Meeting called to order by Chairman Gaylord Olson at 8:00 a.m., the Site Visits followed.

June 14, 2012: Committee Meeting and Public Hearings

Meeting called to order by Chairman Gaylord Olson at 9:00 a.m. Committee members in attendance are Gaylord Olson, Ray Ransom, Margaret Rewald, John Chrest and Norm Stoker. Others present were Tim Jeatran, County Surveyor; Lauree Kratcha, GIS Technician; Terry Schmidt, Zoning Administrator; Dustin McCune, Zoning Technician and Beth Storlie, Administrative Assistant.

A Motion by Ray Ransom, to approve the May 17, 2012 minutes, seconded by John Chrest. Motion carried.

A Motion by John Chrest, to approve the vouchers for payment, seconded by Norm Stoker. Motion carried.

FINAL PLAT REVIEW – Clear Water Dells, Secluded Land Company

- The committee reviewed the final plat as presented. A question arose regarding who is responsible for maintaining the public parking area located on Lot 4. Terry inquired if that would be done by deed language to the owners of Lots 3, 4 & 5. Secluded Land Company intends on installing split-rail fencing around the parking area and signage for no trespassing beyond that point.

The committee questioned if the Highway Department would accept it, if deeded. Randy Anderson, Jackson County Highway Commissioner, stated he does not have the manpower available to maintain this parking area or funding for maintenance as you would need to address garbage clean-up, gravel, mowing, etc.

Based on this as well as the legal issues that have been raised, the committee recommended the elimination of the public parking area from the plat. The elimination of public access is allowed since there are limiting factors that prevent an access point such as steep slope, close proximity to an existing public access point, etc.

A Motion by John Chrest, to approve the elimination of the public parking area on the Clear Water Dells final plat, seconded by Margaret Rewald. Motion carried.

Additional discussion occurred about just compensation for not developing the public access as required under Chapter 18, Subdivision and Platting Ordinance.

A Motion by Ray Ransom, to approve the final plat for Clear Water Dells with the stipulation of a payment for just compensation in the amount of \$2,500.00 for eliminating the public access requirement on this plat, seconded by Norm Stoker. Motion carried 3 - 0.

SURVEYOR'S REPORT – Tim Jeatran, see report.

- Ralph Eswein started back to work on Monday. They are working on section corner maintenance for highway and road construction projects on Lincoln Rd. in Springfield and S Alma Rd. in Alma.
- Starting the project in the Town of Franklin, Section 5.
- Continuing to draw tie sheets as time and weather allow.
- Attended ATV safety training with the Forestry Department.
- At the Department Head meeting, they discussed the upcoming salary survey. Tim and Lauree will be reviewing their job descriptions for accuracy and updating so they reflect the job duties that they are completing.

GIS TECHNICIAN'S REPORT – Lauree Kratcha.

- 2/3 of rolls are in. Over ½ have completed their Board of Review and the Statement of Assessment has been filed with the state.
- E911 Atlas final edits and updates are about 90% complete.
- The Spillman trainer was here last week for installation in dispatch. There are a few bug issues that need to be cleaned up. A greater concern is the “super user” status that Lauree needs to complete the GIS changes, she had to obtain approval from the Sheriff. Sheriff Waldera gave verbal approval for her, but now IT is requiring written approval. Super user status allows access to all areas of the Spillman software, it's a glitch that Spillman is aware of and are working on a software patch that will correct this issue granting GIS access but not to all the detailed, security areas of the software that are concerns of law enforcement.

John Ross and Sheriff Waldera would like to send Lauree for the GIS tract training for Spillman in Utah in mid-September. She had training funds built into her budget for ESRI this year, but due to date conflicts has not been able to attend. IT has attended this training several times, but not the GEOBase module that Lauree needs.

- Behind on splits, but trying to work on this as time allows.

- The Department of Revenue is sponsoring training for assessment data format on June 25th in Madison. This will address the format that's needed to meet their reform requirements.

ZONING REPORT – Terry Schmidt

- Discussed the number of times that a public hearing request can be postponed prior to beginning the public hearing process all over again. There have been several requests over the past few months that have been postponed up to three times already. It's frustrating for the public that comes to the hearing not to have the petitioner present, there are additional costs for the multiple legal notices and all the staff time involved with these requests that continue to be delayed.

A Motion by Norm Stoker, to allow a postponement of a public hearing request up to two times prior to beginning the public hearing process again, seconded by John Chrest. Motion carried.

- Discussed the current fee schedule and reviewed a fee survey completed with counties from around western Wisconsin. Two areas of discussion are the conditional use fee for non-metallic mining and final plat review fees. Trempealeau County has a graduated scale for non-metallic mining based on acreage, it breaks down as follows:

Acreage	Public Hearing Fee	Conditional Use Permit Fee
0 – 10	\$ 200.00	\$ 200.00
11 – 50	\$ 200.00	\$ 600.00
51 – 100	\$ 200.00	\$ 1,000.00
101 – 150	\$ 200.00	\$ 1,400.00
151 +	\$ 200.00	\$ 1,800.00

Currently, the final plat review fee is \$100.00, this isn't sufficient since more than two hours of review has been done on the most recent plats by both Tim and Terry. Terry recommends increasing the fee and adding a per lot charge for the final plat as well. The committee will discuss this in more detail at their July meeting.

- A resolution for additional funds for the Recycling Program was discussed and reviewed. The Recycling Program has been totally funded by grant funds and revenues from marketing cardboard or office paper. It is not on the tax levy. Last year, after the Governor passed the Budget Repair Bill, the WI-DNR reduced the Recycling Grant awards by 40%. This continues in 2012, so the recycling program is once again requesting additional funds from the Ho-Chunk funds. The resolution was read into the minutes.

A Motion by Margaret Rewald, to approve the resolution for additional recycling funds from the Ho-Chunk Nation funds, seconded by John Chrest. Motion carried.

- The Hazardous Chemical Clean Sweep was held on June 7th and 8th. 6,700 lbs of chemicals was collected with over 105 vehicles bringing in material.
- Beryl Hale small yard clean up. Terry received a call from the WI-DNR about cleaning up this site. Terry stated that the county is not prepared to do anything at the site. He asked what the WI-DNR has available for clean up costs? He added that the county would not take this parcel on tax deed as it stands. Additionally he stated that if the parcel was cleaned up, the county would require a letter of release from the DNR for the hazardous waste issues. He will keep the committee posted as additional information and discussion occur.
- Discussed adjusting the agenda of the public hearings to move regular requests up before the non-metallic mining requests.
- Court of Appeals update. Weld, Prenn, etc. requested a 10 day extension to file the reply brief.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2012-15** as requested by William D. Bethke on property located in the NE1/4-NE1/4, NW1/4-NW1/4, SW1/4-NW1/4, SE1/4-NW1/4, NW1/4-SW1/4, SE1/4-SW1/4, NE1/4-SE1/4, NW1/4-SE1/4, SW1/4-SE1/4, all in Section 7, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 239.5 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the M-2 (Industrial Extractive) District for the extraction of sand from the site. A conditional use permit is required to operate a sand mining facility within the M-2 District.

The petitioner gave testimony via telephone conference call.

Resolution in Opposition from the Town of Cleveland Board was read into the minutes.

A Motion by Margaret Rewald, to deny zone change petition # 2012-15 for William Bethke, seconded by Norm Stoker. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2012-20** as requested by Jackson Sands LLC and agent, Douglas Weinkauff on property located in the SW1/4-NW1/4, SE1/4-NW1/4, NW1/4-SW1/4, NE1/4-SW1/4, NW1/4-SE1/4, the east twenty acres of the SW1/4-SW1/4, and the SE1/4-SW1/4, all in Section 19, and that part of the NW1/4-NW1/4 lying north of Trump Coulee Rd., Section 30, all in T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change 271.47 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the M-2 (Industrial Extractive) District. This will allow for a conditional use permit to be requested for the operation of a non-metallic mineral (sand) mining site.

Township position was not received by the time of the public hearing. John Curran, Town Chairman, was present and stated that the road agreement was on hold until the completion of the public hearing process.

Public comment received in opposition to the request. SEH presented the mining proposal and stated that the Air Quality Permit has been issued by the WI-DNR, a copy of which is to be provided to the Zoning Department.

A Motion by Norm Stoker, to approve zone change petition # 2012-20 for Jackson Sand LLC, seconded by John Chrest. Motion carried unanimously.

Discussion occurred regarding the conditional use permit and any conditions or stipulations of approval. The following are conditions of approval:

A Motion by Norm Stoker, to approve conditional use request # 2012-20 for Jackson Sand LLC with the stipulation that all conditions from the Town of Springfield and any other conditions by local, state or federal agencies, seconded by Ray Ransom. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2012-24** as requested by Russell Scheilfer on property known as Lot 1 of CSM 3583 located in the SE1/4-SW1/4, Section 6, T19N, R5W, Town of Melrose, Jackson County, WI. The request is to change 2.04 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the construction of a single family home.

Township position was not received by the time of the public hearing.

A Motion by Norm Stoker, to approve zone change petition # 2012-24 for Russell Scheilfer, seconded by John Chrest. Motion carried.

- **ZONE CHANGE PETITION # 2012-32** as requested by Clay Padberg on property located in the SW1/4-NW1/4, Section 22, T20N, R2W, Town of Millston, Jackson County, WI. The request is to change 2.96 acres of the Official Zoning Map from the R-4 (Residential) District to the R-2 (Residential) District for the construction of a single family home.

Township supports the request.

A Motion by Ray Ransom, to approve zone change petition # 2012-32 for Clay Padberg, seconded by Margaret Rewald. Motion carried.

- **CONDITIONAL USE REQUEST # 2012-33** as requested by Duane and Rhonda Waldera on property known as Lot 1 of CSM 2122 located in the SW1/4-SW1/4, Section 16, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to allow for the keeping and pasturing of undomesticated animals within the R-2 (Residential) District.

Township supports the request. The committee questioned the number of animal units. Gaylord Olson II, Land Conservation Department, stated that they recommend a maximum of eight animal units and that the conditional use be granted only to Duane and Rhonda Waldera terminating upon property transfer.

A Motion by John Chrest, to approve conditional use request # 2012-33 for Duane and Rhonda Waldera with the stipulation of a maximum of eight animal units allowed and approval granted solely to Duane and Rhonda Waldera, said approval terminates upon property ownership transfer, seconded by Norm Stoker. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2012-34** as requested by Kevin Oehler on property located in the NE1/4-NW1/4, Section 28, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-3 (Cottage/Cabin) District to allow for a cabin to remain on the site.

Petitioner not present at public hearing.

A Motion by Norm Stoker, to postpone zone change petition # 2012-34 for Kevin Oehler, seconded by Margaret Rewald. Motion carried.

- **ZONE CHANGE PETITION # 2012-35** as requested by Robert and Gretchen Chalsma on property located in the NE1/4-SE1/4, Section 19, the SW1/4 of Section 20 except two acres for residence, the west twenty acres of the NE1/4-NW1/4, the NW1/4-NW1/4 and part of the SW1/4-NW1/4, Section 29, the SE1/4-NE1/4 and part of the NE1/4-SE1/4, Section 30, all in T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change 318 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the M-2 (Industrial Extractive) District to allow for non-metallic mining operations.

Township supports the request. Public comment received both in support and opposition to the request.

A Motion by John Chrest, to approve zone change petition # 2012-35 for Robert and Gretchen Chalsma, seconded by Norm Stoker. Motion carried unanimously.

- **CONDITIONAL USE REQUEST # 2012-36** as requested by Kevin Kamrowski on property located in the SE1/4-SW1/4, Section 21, T19N, R5W, Town of Melrose, Jackson County, WI. The request is to allow for the placement and operation of a wash and sand screening plant within the M-2 (Industrial Extractive) District.

Township position was not received by the time of the public hearing.

Petitioner stated that the grade of sand did not pass testing so he is withdrawing the request for a wash plant. It will only be a screening facility. The screening is necessary due to the debris and contaminants that are contained within the sand from this

previous Beryl Hale salvage site. The sand is being utilized for fill purposes only.

Public comment received in opposition.

A Motion by Ray Ransom, to approve conditional use request # 2012-36 for Kevin Kamrowski with the stipulation that it is for sand screening of material located at the site only, hours of operation are 8:00 a.m. to 4:00 p.m., Monday through Friday and no weekends or holidays, seconded by Margaret Rewald. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2012-37** as requested by Wayne Smale on property known as Lot 24 Crystal Brook Dells located in the SE1/4-SW1/4, Section 7, T22N, R3W, Town of Adams, Jackson County, WI. The request is to change 2.0 acres of the Official Zoning Map from the R-2 (Residential) District to the R-4 (Residential) District for the placement of a manufactured home (2) (mobile home).

Petitioner has withdrawn the request.

- **ZONE MAP PETITION # 2012-38** as requested by the Jackson County Zoning Department. The Department is requesting that the proposed zoning map, which has been developed for the Town of Franklin, become the Official Zoning Map for the township. The map can be viewed at the Jackson County Zoning Department or at the Town of Franklin Town Hall.

Township supports the request.

A Motion by Margaret Rewald, to approve zone map petition # 2012-38 for the Town of Franklin, seconded by Norm Stoker. Motion carried unanimously.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Ray Ransom. Motion carried. Meeting adjourned at 12:30 p.m.